

**Maryland Historical Trust
State Historic Sites Inventory Form**

**MARYLAND INVENTORY OF
HISTORIC PROPERTIES**

Survey No. BA-2754

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common 622 Anneslie Road

2. Location

street & number 622 Anneslie Road not for publication

city, town Towson vicinity of congressional district

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<u>district</u>	<u>public</u>	<u>X</u> occupied	<u>agriculture</u> <u>museum</u>
<u>X</u> building(s)	<u>X</u> private	<u>unoccupied</u>	<u>commercial</u> <u>park</u>
<u>structure</u>	<u>both</u>	<u>work in progress</u>	<u>educational</u> <u>X</u> private residence
<u>site</u>	Public Acquisition	Accessible	<u>entertainment</u> <u>religious</u>
<u>object</u>	<u>in process</u>	<u>X</u> yes: restricted	<u>government</u> <u>scientific</u>
	<u>being considered</u>	<u>yes: unrestricted</u>	<u>industrial</u> <u>transportation</u>
	<u>X</u> not applicable	<u>no</u>	<u>military</u> <u>other:</u>

4. Owner of Property (give names and mailing addresses of all owners)

name William J. and Dorothy J. Metzger

street & number 622 Anneslie Road telephone no.: 377-9695

city, town Towson state and zip code Maryland 21212

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse, Land Records Office 7335

street & number 111 W. Chesapeake Avenue folio 602

city, town Towson state Maryland

6. Representation in Existing Historical Surveys

title Not applicable

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. BA-2754

Condition

☐ excellent

☐ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved

date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

See attachment 7-1.

Description

7-1

The house at 622 Anneslie Road is in the development of Anneslie off York Road in Towson (Baltimore County). The development was started in 1922 by Charles H. Steffey, Inc. In addition to the house there is a small garden shed to the right rear of the property that was added by the present owners in the late 1980's. The construction of the house was in 1943 (Please see Chain of Title- 8-1). There have only been two owners of this house, but the property was owned by John Hofmeister and his wife from 1924 to 1943, when he sold the rights to build on the property for ground rent.

The house is a two-story stucco house with a slate roof, whose main entrance is on the side of the house. The stucco is applied over poured concrete. The roof is a gambrel roof with projecting dormer. There is a projecting stucco water table about 6" high that runs around the entire foundation of the house. There have been no exterior additions to the house since its construction. This house is unique for a variety of reasons. The first one being that the main entrance does not face the street, it is to the left. The second reason is that there is no driveway. Thirdly, the entire exterior of the house (except the roof) is stucco. Other architectural features include the water table, and a slate roof. Currently the original windows and hardware are still in place; however, the owner is planning to replace the windows with something more energy efficient when money becomes available. There is no ornamentation around the windows on the exterior. None of the fenestration on any side of the house is exactly the same as the opposite side.

The Exterior

The primary facade is two bays wide with the chimney stack between them, and faces the street. The main entrance is not on this side (South), most of the architectural interest is on this face. The end of the gambrel roof with shed dormer is on this facade. There is also a solarium with a hipped roof the projects form the entire facade. A projecting chimney is centered over the solarium and continues up the center of this facade. The fenestration on the first level is composed of the windows on South side of the solarium. There are two sets of 3 casement windows with a total of 12 lights centered on this wall. Both the East and West facade of the solarium are composed of one set of three casements windows, exactly the same as on the South facade. The second level has two 6/6 windows equidistant from the chimney. There are also two attic vents on either side of the chimney in a quarter circle shape.

The West facade is 3 bays on the first level. This facade has a projecting stucco shed dormer on the second level of the house and the side of the projecting solarium on the right. There is a concrete walkway from the sidewalk to the main door and continuing to the back porch. The front porch is composed of three brick steps. A pedimented porch hood rests on consoles is over the front door. The door has two rows of 4 lights over two beveled panels in the door below. The remaining windows on the first level are two 6/6 windows. The second level has four 6/6 windows in the stucco shed dormer. Two are directly over the

Description
7-2

first floor windows, the remaining two windows equally spaced in the dormer (neither is directly over the door). The cellar has two awning windows under the first level windows.

The North facade, the back of the house, has one 6/6 window on the right. Then there is a projection with a hipped roof and a covered concrete porch with three steps leading up to the porch to the left. The interior back door has 2/2 window in the upper portion of the door over three small rectangular panes. The East and West end of the projection each has a four light casement window. On the porch there is a door leading to the interior. The second level fenestration and attic ventilation is the same as on the South face (primary facade) of the house. There is a awning window on the cellar level directly under the window on the first level.

The East facade fenestration of the house has one smaller 6/6 window on the right, and two 6/6 windows, all equally spaced on the facade. The second level fenestration is the same as the West facade. The cellar level has two awning windows directly under the center and right window from the first level, and there is a small door/covered opening where the original coal shut was located.

The Interior
First Floor

The floor plan of 622 Anneslie is as unique as the exterior (see Floor Plan). Except for the solarium the plan is a square with the living room off of another room... untill you return to the living room once again (see floor plan 7-5). To the right of the living room is the solarium. To the left is the dining room. Off the dining room is the original breakfast room- now the kitchen. The original butler's pantry, now a pantry, is off the breakfast room. The stair hall connects the breakfast room and the living room. The door to the cellar is in this hall as well.

The entire house has plaster walls and ceilings. The original moldings and door trim are still in place and is found around every window and door on the first and second levels except the two windows in the butler's pantry.. The trim around the windows and doors has three beveled parts to it. The base molding is also on both the first and second levels. There is no difference in the quality or ornamentation of the moldings on the different levels. The original hardware for the doors both interior and exterior are still in place. Originally the heating for the house was coal. In the 1940's, oil fueled hot water radiators were added. Except where noted, the flooring for the entire first floor is oak hardwood; the second floor is maple.

The living room is where the main entrance is located. On the right wall is a brick fireplace centered on the wall with a wood mantle shelf. The brickwork is very elaborate. There is an arch framing the grate. There is an indented brick area over the arch of three

Description

7-3

rows of closers. There are stretchers around the entire fireplace. The remaining bricks are in a running bond. The hearth is slate. Flanking the fireplace are two sets of french doors with a total of 10 lights (2 across by 5 high). These doors led to the solarium. There is one window off centered on the wall across from the main entrance. The wall to the left of the door has a 5' framed opening leading to the dining room. Directly next to the far wall is another French door leading to the stair hall. There are a total of 16 lights on the door (2 across by 8 down).

The solarium has an original slate floor (the same as the fireplace hearth) on the entire floor.

The dining room is to the left of the entrance through a framed arch opening. There are two windows on the left (exterior-West) wall, and one window on the far wall (North) to the left side. The entrance to the breakfast room/kitchen is on the right wall.

In the breakfast room/kitchen the original flooring material was tile that has been removed by the current owner and vinyl flooring applied. The entrance to the butler's pantry/pantry is immediately on the left from the dining room. Originally, the butler's pantry had a sink, stove, and counters/cabinets. Currently there is the refrigerator and shelving. The casement windows on the two short walls are interesting in that the window on the left wall opens inward; the window on the right wall opens outward (onto the back porch). There is a small window on the far wall (East). There is currently an opened doorway between the breakfast room and the stair hall; however, there are ghost marks where the hardware of a door was located on this frame.

The stair hall connects the breakfast room and the living room. There is one window across from where the stairs begin. The door leading to the cellar is immediately on the right as you enter the hall from the breakfast room. This door is stained and has one large panel over one smaller panel. There is a small opening between the wall leading to the cellar and the stairs, probably not more than a foot wide. The stairs are open string, open well with the stair risers against the wall, turning at each landing. The newel post at the base has reeding, there is a beveled area surrounding the cap of the post. The newel posts at the landings have that same finish but are not decorated with reeding. The balusters are square with a molded handrail over them.

Second Floor

The second level consists of three bedrooms, a bathroom and hallway. At the top of the stairs, there is a door immediately to the left that leads to the bathroom. On the exterior wall across from the stairwell there are two windows. There is a wall dividing the stairwell from the upstairs hall. In the hall there is a door leading to one bedroom near the two windows. Continuing down the hall there is another door on a 45 degree angle leading to a second bedroom; on the wall next to the 45 degree door is the third bedroom, the master

Description

7-4

bedroom. The stairs to the attic are on this hall but are the kind with the retractable stair. The attic is not finished. There is maple hardwood on the second level.

The two smaller bedrooms are on the South end of house. The one directly off the stair well has a window on the left wall. On the far wall there is the slant from where the shed dormer ends on the gambrel roof. There is also a window on this wall. The right wall has a closet next to the outside wall.

The second of the smaller bedrooms is a little large because of the 45 degree entrance to the room (continuing the hall to the exterior wall would have made these two rooms the same size). There is a short wall to the left of the door. Directly across from the door is a window (on the East wall). Also on the East wall is a second window. There is the slant from the shed dormer at this corner. On the South wall there is one window. The wall to the right of this exterior wall has a closet on the left. Another small wall completes the room by connecting with the angled entrance.

The master bedroom has two closets to the right as you walk in; there is also a closet that has a door at the end that leads to the only bathroom. There is one window on the North wall. There are two windows on the West wall. Again there is the slant from where the shed dormer ends.

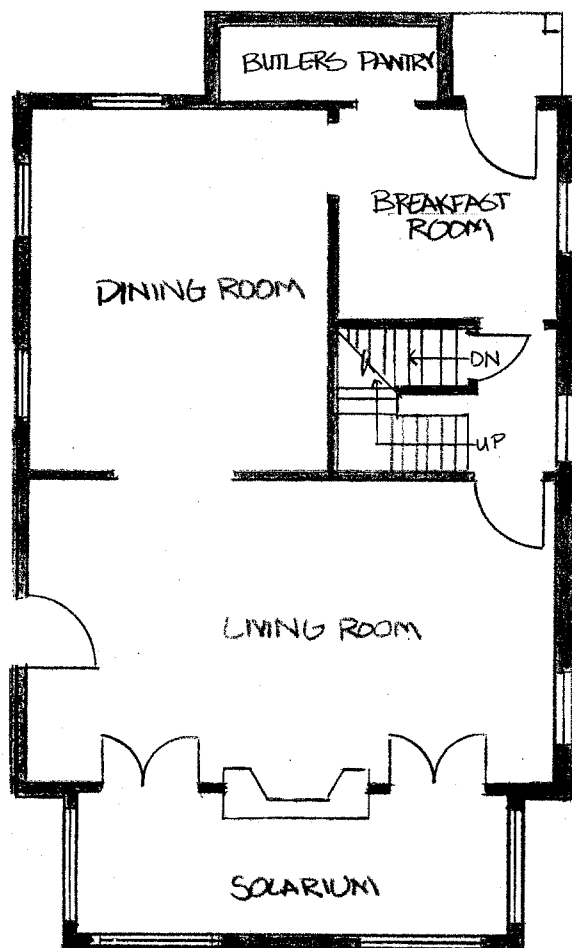
The bathroom has all of the original fixtures still (tub, sink and toilet). The tub (no shower) has china knobs. There is honeycomb tile on the floor that is original. There is ceramic tile (half height) around the tub and walls; however the owner believes that this was added in the 1950's. On the same wall as the length of the tub is the door to the closet/master bedroom. Above the toilet is a window. The forth slant of the shed dormer is next to the window. Along the East wall there is one window.

The Cellar

The cellar is unfinished. The heating is oil fueled by hot water radiators. The cellar was not accessible for a more detailed description.

Description
7-5

BA 2754



$\frac{1}{8}" = 1'0"$

1

FIRST FLOOR - 622 ANNESLIE ROAD

8. Significance

Survey No. BA-2754

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1943(Construction) Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The development of Anneslie was started in 1920's. It was developed by Charles H. Steffey, Inc. The original Anneslie was an estate owned by Lennox Birckhead. He sold the land to Charles Mulligan, who in turn sold it immediately to Charles Steffey on May 23, 1922. The house at 622 Anneslie Road is on lots 39 and 40, Block K, of the plat of Anneslie. In 1924, John c. Hofmeister and wife bought the property from Charles Steffey, Inc. On April 26, 1943, John Hofmeister and wife sold the lot to Richmer Realty in consideration for ground rent. (Please see Chain of Title 8-1 for more information). The house at 622 is significant to the development of Anneslie that there is no other house in the development that has the same characteristics it does. However, the development of Anneslie is really not very significant except as an example of the start of suburban development in Baltimore County. To quote the Anneslie brochure, Anneslie was "A Real Country Home, with all the City Advantages". Anneslie was a place where people who lived in the city and wanted to get away from it, and wanted an individual home could live.

9. Major Bibliographical References

Survey No. BA-2754

"You can afford to live in Anneslie", Charles H. Steffey, Inc., 1929, Balto, MD
Baltimore County Land Records, Towson, Maryland

Interview with William Metzger, November 27, 1994.

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore West

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

--	--	--	--	--	--	--	--	--	--

E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Suzanne Mantegna

organization Goucher College date December 12, 1994

street & number 11756 Lone Tree Court telephone 581-5119

city or town Columbia state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

Chain of Title for 622 Anneslie Road

(Part 8-1)

Grantor	Grantee	Date	Liber	Folio
Helen T. Sperzel, party	William J. and Dorothy J. Metzger	October 1, 1986	7335	602
Joseph A. Sperzel	Daisy M. Sperzel and Helen T. Sperzel	December 2, 1947	1617	137
Daisy M. Sperzel	Joseph A. Sperzel	December 2, 1947	1617	136
Richmer Realty Corp.	William A. Sperzel	April 23, 1943	1285	341
John C. Hofmeister and wife	Richmer Realty Corp.	April 23, 1943	1285	340
Charles H. Steffey, Inc.	John C. Hofmeister and wife	November 17, 1924	598	479
Charles W. Mulligan and wife	Charles H. Steffey, Inc.	May 23, 1922	555	317
Lennox Birckhead and wife	Charles W. Mulligan	May 23, 1922	555	314

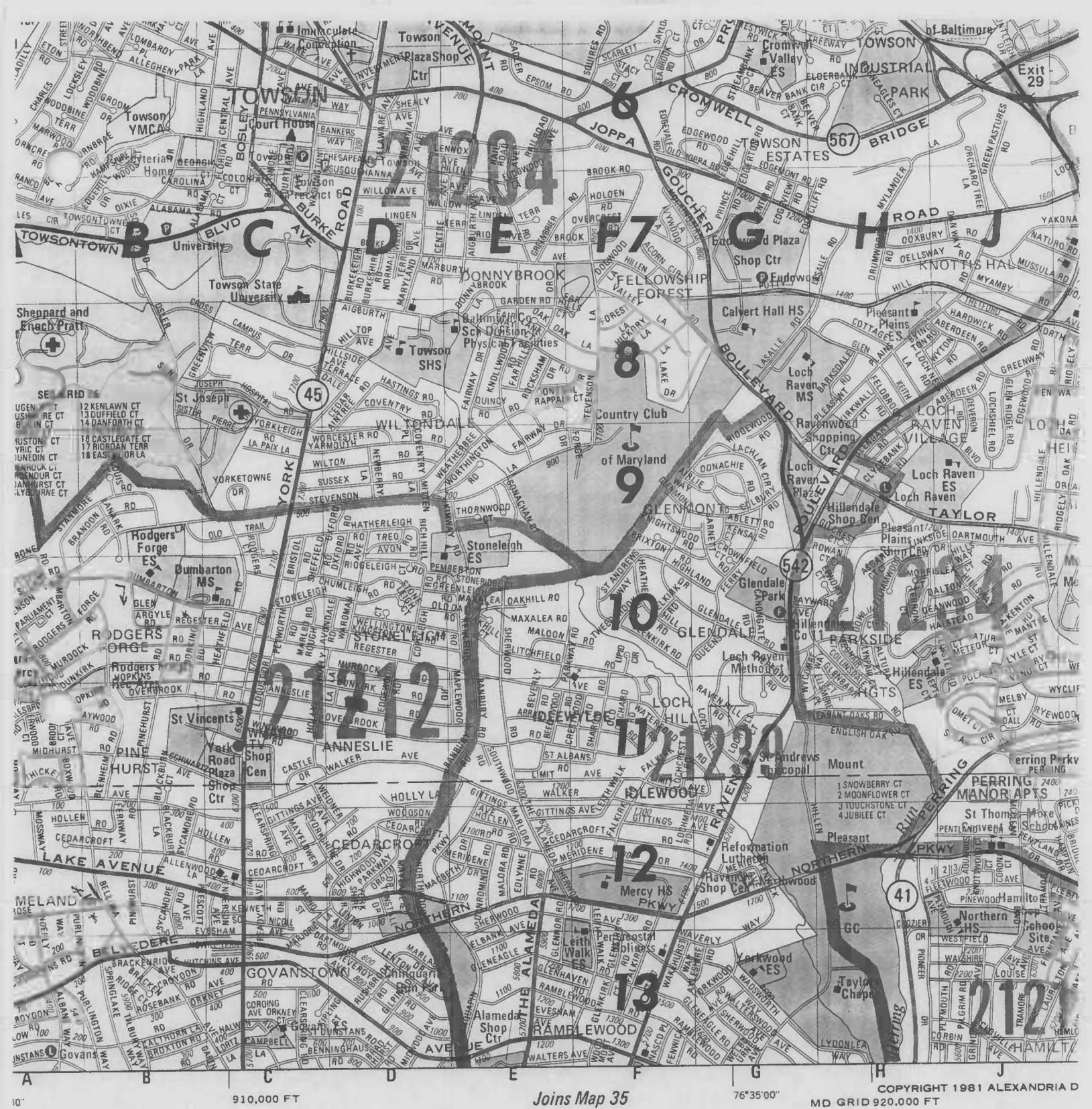




PHOTO 1 of 5

BA-2754

622 Anneslie Road
Baltimore County
Maryland

Photographer: Suzanne
Mantegna
Date taken:
November 27, 1994

Location of Negative:
Maryland SHPO

View: South Facade
Facing Street

PHOTO: 1 of 5



622 Anneslie Road ^{BA-2754}
Baltimore County
Maryland

Photographer:
Suzanne Mantegna

Date taken:
November 27, 1994

Location of negative:
Maryland SHPO

View: South and West
facade
West Facade - main
entrance

Photo: 2 of 5



622 Anneslie Road BA-2754
Baltimore County
Maryland

Photographer:
Suzanne Mantegna

Date taken:
November 27, 1994

Location of negative:
Maryland SHPO

View: North Facade
(back of house)

Photo: 3 of 5



622 AnneSlie Road ^{BA-2754}
Baltimore County
Maryland

Photographer:
Suzanne Mantegna

Date taken:
November 27, 1994

Location of Negative:
Maryland SHPO

View: Part of South,
and East ~~St~~ Facade

Photo: 4 of 5



622 Anneslie Road ^{BA-2754}
Baltimore County
Maryland

Photographer:

Suzanne Mantegna

Date taken:

November 27, 1994

Location of negative:

Maryland SHPO

View: Living Room Interior
Fireplace & mantle

Photo: 50F5